File Box 24B

(2)

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140073718 DEEDQC
Recvd: 10/01/14 09:49 2 pgs
Fees:12.00 Taxes:0.00
20141001-0090447

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Ruthanne Terrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2014

A. Blackwell
Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ruthanne Terrell	Ruthanne Terrell	06404008500
(NAME)	(NAME)	
222 Green Harbor Road	222 Green Harbor Road	
(ADDRESS)	(ADDRESS)	
Old Hiclory, TN 37138	Old Hiclory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee (s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ruthanne Terrell, hereinafter called the Grantor(s), has quitclaimed unto **Ann Luttrell, Trustee, beneficiary must join in any future conveyance,** hereinafter called the Grantee(s), her successors in trust and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 7B on the plan of Zone of Lot-Division of Lot 7, Lake Country of record in Book 5800, page 352, amending Book 5200, page 493, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ruthanne Terrell by deed from The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2005-1, by its Attorney-in-Fact, Saxon Mortgage Services, Inc. dated 2/16/10, of record in Instrument No. 20100226-0014979, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 212 Lake Cove Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 29th day of September, 2014.

Ruthanne Terrell

State of Tennessee
County of Williamson

Personally appeared before me Ruthanne Terrell, with whom I am personally acquainted, (or provide to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of September, 2014.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

RETURN TO:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027

File No.: 2014-151